



San Francisco  
Health Network

SAN FRANCISCO DEPARTMENT OF PUBLIC HEALTH



# Public Health & Safety Bond Program 2016

## Quarterly Status Report

### December 2022



ZSFG Building 5



Maxine Hall Health Center



440 Turk Street



Castro Mission Health Center



Fire Station Hose Tower



Ambulance Deployment Facility



Southeast Health Center

Prepared on behalf of:

- Department of Public Health (DPH)
- San Francisco Fire Department (SFFD)
- Department of Homelessness and Supportive Housing (HSH)

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## EXECUTIVE SUMMARY

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The Public Health and Safety 2016 (PHS 2016) Bond Program consists of six components: (1) Zuckerberg SF General (ZSFG) Building 5; (2) Southeast Health Center Renovation and Expansion; (3) Community Health Centers; (4) Ambulance Deployment Facility (ADF); (5) Neighborhood Fire Stations (NFS); and (6) Homeless Service Sites with a combined bond budget of \$350,000,000. All components are being managed by SF Public Works.

Office of Public Finance completed the third and final bond sale on November 3, 2020, in the amount of \$126,925,000, which includes the cost of issuance, accountability costs, and Citizen General Obligation Oversight Committee (CGOBOC) costs. The third bond sale increased the aggregate issued bonds from \$223,075,000 to \$350,000,000, and fully funded the PHS 2016 Bond Program.

The following is an executive summary status of each of the six components (updates in this report include project status approximately through November 2022):

### Zuckerberg San Francisco General (ZSFG) Building 5

The Team continues to make progress in the development of the nineteen (19) core portfolio projects that are part of this component. Overall, the 19 projects are in various phases of the project life cycle, spanning from construction completion, construction, plan review, design, hold, or programming/planning: 3 projects have been completed/closeout; 6 projects are in construction; 2 projects in design/permitting; and 4 projects in early programming/planning phase; and 4 projects on hold.

There are currently six active construction projects within Building 5: (1) Rehabilitation Department Phase 3; (2) Seismic Upgrade, (3) Dialysis Relocation, (4) Public Health Laboratory Relocation, (5) IT Infrastructure, (6) Psychiatric Emergency Services (PES) Early Demolition, and (7) Clinical Laboratory Track Replacement. Psychiatric Emergency Services (PES) (main project) currently remains in HCAI plan review.

### Community Health Center – Southeast Health Center

The new clinic was open to patients on July 29, 2022. The sitework and landscape improvements (Phase 3) were completed on October 18, 2022. Final Project completion is currently tracking by the end of December 2022.

Community Health Center – Various Locations

**Maxine Hall Health Center:** Building renovation project is currently in close-out phase. Phase 2 mechanical improvements were completed in September 2022.

**Castro Mission Health Center:** The newly renovated clinic was open to patients on August 20, 2022. Targeting for Final Completion by the end of December 2022.

Ambulance Deployment Facility (ADF)

Final punch list and change order is targeted to be complete by end of November 2022 and final project closeout by end of December 2022.

Neighborhood Fire Stations (NFS)

**Seismic Hose Tower Removals at Fire Stations 6, 11, 12, 21, and 38:** Projects are complete with the final certificate of completion issued on May 26, 2021. Projects are closed out.

**Seismic Hose Tower Removal at Fire Station 15:** Bidding is currently anticipated to commence by mid-2023 with a target construction start date by late 2023.

**Additional Generator Replacements at Fire Stations 18, 37 & 44:****FS 37 & 44 Generator Replacement Project**

Bids were received on August 3, 2022. The only bid that was received by Public Works was deemed to be non-responsive. Public Works is preparing to seek Public Works Commission Approval to negotiate with sole bidder. Construction NTP is anticipated to be spring 2023.

**FS 18 Generator Replacement Project**

Bidding is on-hold pending confirmation of availability of remaining funds for this project after the completion of FS 37 & 44 Generator Replacement and FS 15 Seismic Hose Tower Removal projects.

Homeless Service Sites**City-Owned Shelters (1001 Polk St & 525 5<sup>th</sup> St):**

1001 Polk Street HVAC Upgrades is currently in the permit phase with construction documents submitted to DBI in October 2022. Targeting DBI permit issuance by January 2024.

525 5<sup>th</sup> Street is in the design phase with a target date to submit drawings to DBI for plan review by the end of 2022.

**1064-68 Mission St:** Project received temporary certificate of occupancy (TCO) on August 26, 2022 and began operations on September 30, 2022. Project is in closeout.

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## REGULATORY APPROVALS

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The project and California Environmental Quality Act (CEQA) status is summarized in *Table D – CEQA Status*, shown below.

*Table D – CEQA Status*

Project	CEQA Status
ZSFG, Building 5 Improvement Projects	Completed. Categorical exemption (CatEx) approved
Southeast Health Center Addition (Phase 2)	Completed. CatEx approved.
Community Health Center – Maxine Hall Health Center	Completed. CatEx approved
Community Health Center – Castro Mission Health Center	Completed. CatEx approved.
Ambulance Deployment Facility	Completed. CatEx approved.
NFS – Seismic Hose Tower Removal Projects	Completed. CatEx approved based on accepted interpretative program.

Further detail and status of each component are discussed in the following report.

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## PROGRAM SUMMARY AND STATUS

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### Zuckerberg San Francisco General (ZSFG), Building 5 (ZSFG Building 5) (\$205.2M)



**Location:** 1001 Potrero Avenue, San Francisco, CA 94110 (ZSFG Campus)  
(District 10 - Supervisor Walton)

**Project Background:** As part of the long-term Capital Plan, voters approved in 2008 a bond to construct a state-of-the-art hospital and trauma center. The 2016 Public Health and Safety Bond is the next phase of the Department of Public Health's (DPH) vision to ensure San Francisco's health care needs are met by making improvements to the 1970's-era hospital building.

**Project Description:** Work on the existing hospital building (Building 5) focuses on bringing the building up to current seismic standards; improvements to existing fire, life, and safety systems; improvements to the infrastructure, mechanical, electrical, and plumbing (MEP), and information technology (IT); improvements to accommodate and consolidate clinical and outpatient services from other buildings on campus and remote sites; and improvements to meet accessibility requirements.

Priority projects include the following: voluntary seismic upgrade of the Building 5; relocation of the Public Health Laboratory from 101 Grove St.; relocation of Dialysis Center from Building 100; relocation of Urgent Care Outpatient Clinic from Building 80; relocation of Rehabilitation Department from Building 5, Ground Level to Building 5, 3<sup>rd</sup> Floor; relocation and expansion of Psychiatric Emergency Services Department; relocation of Building 80/90 Specialty Services to Building 5, 4<sup>th</sup> Floor; and relocation of Family Health Center from Buildings 80/90 to Building 5, 5<sup>th</sup> Floor.



**Project Status:**

Nineteen (19) core projects have been identified and will be delivered as part of the ZSFG Building 5 component. Below is a summary of the active core projects that are in different phases of project development:

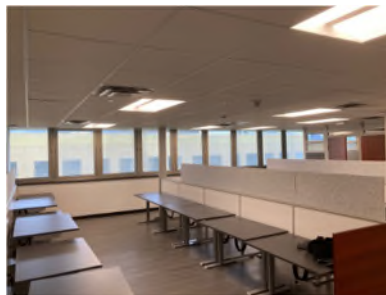
On October 4, 2021, and after more than 40 years, the Office of Statewide Health Planning and Development (OSHPD) has started a new chapter by changing its name from OSHPD to the Department of Health Care Access and Information (HCAI). OSHPD has now evolved into a state department, which includes expanding its program portfolio and providing equitable access to health care for all Californians.

**1. Urgent Care Clinic (Status - Completed)**

- Scope includes renovating a portion of the former emergency department (1<sup>st</sup> Floor) to allow for the Urgent Care Clinic to be relocated from Building 80 to Building 5, 1<sup>st</sup> Floor
- Substantial Completion was achieved in April 2018. Office of Statewide Health Planning and Development (OSHPD)/HCAI issued Certificate of Occupancy on March 27, 2018.
- Project is currently in the financial close-out phase.

**2. 6H Surge Space (Status: Construction Closeout; NTP - March 12, 2018; Contractor: KLV Construction)**

- Scope includes the demolition and build-out of Ward 6H to create office and staff support surge space that will be used for temporary hoteling workstations during the construction of various bond projects.
- The project received HCAI construction final (Substantial Completion) on May 4, 2022. Original Substantial Completion date was November 8, 2018. Main construction scopes were completed since Summer 2021, except for additional code requirements identified by OSHPD (HCAI) late in the project (e.g., existing fire alarm system and mechanical airflow deficiencies) that have delayed project completion. Existing as-built condition constraints made it extremely challenging to develop a code compliant and constructable solution. ZSFG Facilities have already completed the installation of modular equipment and other furniture for this space.
- Project is currently in the financial closeout phase.

**Construction Progress Photos:**

**3. Rehabilitation Department Relocation****(Status: Phases 1 and 2 - Construction Closeout; NTP - June 18, 2018; Contractor: Build Group);****(Status: Phase 3 - Bid & Award; NTP – October 24, 2022; Contractor: K LW Construction)**

- Scope includes the renovation of the space on the 3<sup>rd</sup> Floor to allow for the relocation of the rehabilitation department from the ground level to the 3<sup>rd</sup> Floor. The previous space vacated by the rehabilitation department on the basement level will be repurposed for the Public Health Laboratory Relocation Project.
- Phases 1 and 2 achieved construction substantial completion on January 13, 2022. HCAI issued substantial completion for Phase 2 on May 18, 2022. Outstanding change order disputes are preventing the closeout of this project.
- Phase 3 construction NTP has been issued for October 24, 2022. The main scopes include the renovation of the demolished space for the new Outpatient Urology Clinic and Ward 3A/3C Restrooms. The legacy fire alarm system deficiencies identified by HCAI will be delivered as a change order to this project. Contractor is currently focused on project submittals and infection control work plans development with no field activity until January/Feb 2023.

**Construction Progress Photos, for Phases 1 and 2:**



**4. Voluntary Seismic Upgrade [Phase 1 Status-completed]; [Phase 2 Status-Construction; NTP-June 8, 2021; Contractor-Pankow Builders]**

- Scope includes seismically strengthening the existing hospital to enhance building performance in the event of the next major earthquake. Specific seismic strengthening strategies include the following main categories of work: (1) local demolition and replacement of concrete slab, wall and columns with reinforced concrete and steel elements to widen the existing seismic separation joint between Building 5 and the M-Wing; (2) saw cutting of spandrel beams at existing columns; (3) installing a fiber reinforced polymer (FRP) structural wrap to increase the strength of column, wall and floor elements; (4) demolishing existing concrete sunshades; (5) adding concrete to existing columns to add strength and constructing new columns and beam elements; and (6) installing structural steel plates and ties at the Roof Level.
- Logistically, this project is the most challenging of the bond component projects as the seismic scopes will be directly impacting 206 rooms within Building 5 while minimizing disruptions to existing clinical services. The Team has also estimated another 2-3 times additional rooms that will be indirectly impacted because of their adjacency to the seismic work.
- The Phase 1 scope consists of two categories of seismic scopes: (1) FRP wrapping of structural columns; saw cutting of spandrel beams; and removal of concrete sunshades along the south side and (2) selected interior columns strengthening scopes by way of adding concrete to increase the column size. Phase 1, approximately 10% of the project scope, was completed as of June 2020.
- Phase 2 (remainder of locations) is being delivered as part of one Construction Management/General Contractor (CM/GC) Contract awarded to Pankow Builders that includes a total of 8 core projects under the ZSFG component.

- **Phase 2 Project Status:**

- Based on the actual bid prices received as compared to the CM/GC and City's engineer's estimate, this project is experiencing extraordinary construction cost increases in the range of **16% higher** than the CM/GC's cost estimate, much of which are due to direct and indirect cost drivers related to the COVID-19 pandemic factors. These cost drivers include: (1) unprecedented material cost escalation; (2) construction market shifting to residential construction; (3) Inherent challenges working within Building 5; (4) COVID-19 Health Order Cost Impacts; and (5) Challenging Bid Environment
- Overall Specific Scope Completion Summary:
  - Sawcut – 21 of 103 locations completed
  - Reinforced Concrete column/beam – 0 of 18 locations completed
  - FRP + Windows – 0 of 53 locations completed
  - FRP Slab/Walls – 0 of 13 locations completed
  - Seismic Joint – 1 of 9 locations completed. Excavation of the 22' deep pit, concrete footing and column pilaster have been completed. Waterproofing and backfill at the below grade level have been completed and excavation

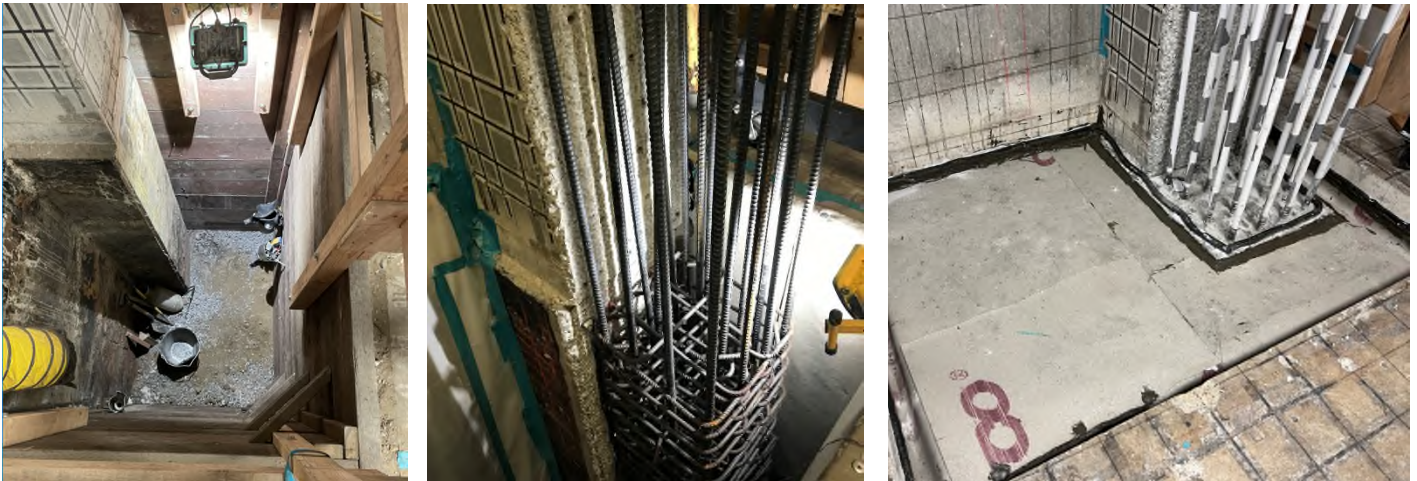
pit has been backfilled.

- Steel Reinforcement – 0 of 5 locations completed.

- **Upcoming Schedule Milestones:**

- Continuing within the Pharmacy Clinic to complete the new structural improvements for the seismic expansion joint sawcut and reconstruction between Building 5 and M-Wing. The seismic expansion joint activities drives the overall project schedule.
- Erecting scaffolding to allow for the continuation of the sawcut and FRP structural wraps at the upper levels.
- Continuing with column strengthening work.

### Construction Progress Photos:



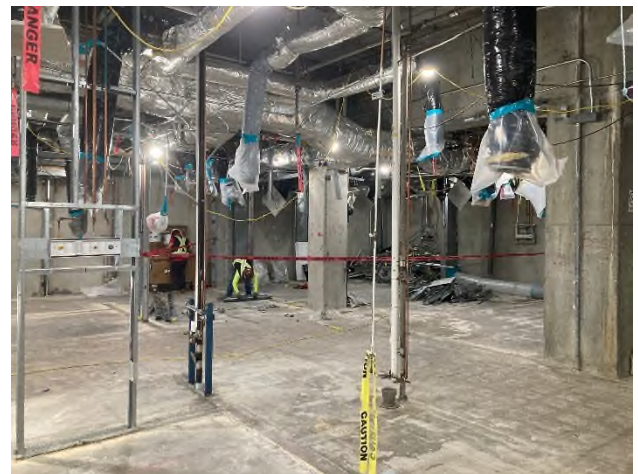
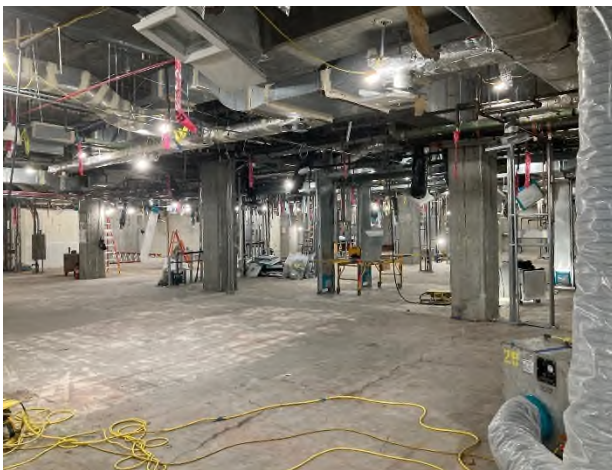
Excavation and shoring installation at Pharmacy Clinic, Completed Slab, Concrete column strengthening



Exterior sawcutting at spandrel locations

**5. Public Health Laboratory Relocation (Status: Construction; NTP-November 9, 2020; Contractor-Pankow Builders)**

- Renovate the space on the ground floor to allow for the relocation of the Public Health Laboratory from 101 Grove Street to the ground floor of Building 5
- **Project Status:**
  - Hazardous material abatement has been completed. General demolition of existing utilities and metal studs, etc. is ongoing.
  - Completed Ground Floor, 2<sup>nd</sup>, and 6<sup>th</sup> Floor temporary wall barriers at Elevator Shaft #4 that is necessary to allow for the demolition and removal elevator doorway fronts at various levels. Elevator Shaft #4 is being converted and re-purposed into a fire-rated utility shaft that will be used by the project for new HVAC ductwork and electrical utilities.
- **Upcoming Schedule Milestones:**
  - Temporary HVAC duct bypass will be installed to reroute air flow through spaces during construction. Proceeding with general demolition.
  - Continuing with the demolition of the Elevator Shaft #4 elevator doorway fronts and start metal stud framing within the shaft to create a separation between the new utility shaft and adjacent elevator hoistways.
  - Concrete pour-back of the Travertine floor openings

**Construction Progress Photos:**

**Completed Haz Mat Abatement at main PHL space**

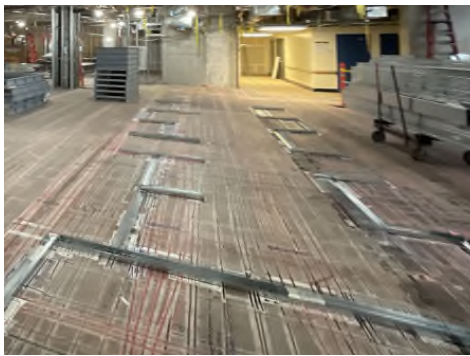


**New Temp Wall at Elev Shaft #4**

**6. Dialysis Department Relocation (Status: Construction; NTP-November 9, 2020 (including Early Work construction); Contractor-Pankow Builders)**

- Renovate the space on the 3<sup>rd</sup> Floor to allow for the relocation of the Dialysis Department from Building 100 to the 3<sup>rd</sup> Floor of Building 5.
- **Project Status:**
  - HCAI approval of nurse station wall layouts allowed framing to proceed. Substantial wall revisions/layout were needed due to field conflicts with congested slab reinforcements (rebar, post-tension cable). Contractor is continuing with general wall framing, and electrical layout and routing.
  - Deferred Submittals. Received HCAI approval for fire alarm deferred approval submittal. Dialysis Equipment vendor is working on revisions to the dialysis equipment deferred approval submittal based on design comments from Plumbing Subcontractor and Design Team.
- **Upcoming Schedule Milestones:**
  - Project team to submit Dialysis Equipment to HCAI as a deferred approval. Dialysis equipment is Owner Furnished and Contractor Installed (OFCI).

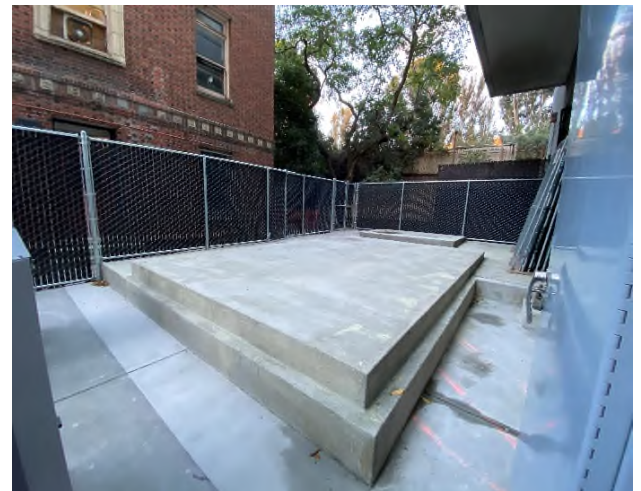


**Construction Progress Photos:****Metal Stud Framing at Nurse Station area****7. IT Infrastructure (Status: Construction; NTP-January 5, 2022; Contractor-Pankow Builders)**

- Construct new information technology (IT) main and intermediate distribution rooms and infrastructure risers and cabling throughout Building 5 to support current bond projects and allow for future expansion.
- This project is being delivered as part of the Construction Management/General Contractor (CM/GC) Contract awarded to Pankow Builders that includes a total of 8 core projects under the ZSFG component.
- Trade scope buyout refers to the bidding of construction scopes to trade contractors/subcontractors. Trade scope buyout commenced in August 2021 and is approximately 50% complete. Majority of the bids that were received did not deviate substantially from the CM/GC's cost estimate except for the demolition/abatement and electrical bids. CM/GC received only one bid on the electrical bid package, which came in almost three times (\$8 million) higher than the CM/GC's cost estimate. The demolition/abatement bid also came in approx. \$900K higher than the CM/GC's cost estimate.
- Construction Cost and Scope Alignment: Public Works/DPH, Design Team, and CM/GC Contractor have agreed to a scope reduction redesign that is intended to align pricing with original budget. Re-design strategies include: (1) Consolidation of all vertical IT risers into the existing Elevator #4 shaft and (2) Implementation of a decentralized uninterrupted power supply (UPS) system.
- **Project Status:**
  - New exterior mechanical structural slab/pads for chilled water equipment have been completed.
  - Electrical re-design (scope reduction and value engineering efforts) design documents (ACD 5) have been completed and submitted to HCAI on October 24, 2022 to initiate the plan review process. Pankow and Public Works cost estimator are targeting to complete the revised estimate for the re-design scope package by the end of December 2022.



- Completed the trade package bidding/negotiation for the Staff Toilet/Shower scopes.
- **Upcoming Schedule Milestones:**
  - Cost estimate of the reduced electrical is on target to be completed in December 2022.
  - Start renovation of the Staff Toilets/Showers on the ground floor in December 2022.
  - Start rebidding of the electrical bid package by early 2023.
  - Start coordination related to the infection control work plans related to the chilled water line installation.

**Construction Progress Photos:**

**New Mechanical Concrete Pads for new Chillers**

**8. Roof Replacement (Status – Closeout)**

- Replacement of various sections of the existing roof in building 5. This project is being handled directly by ZSFG Facilities as a facilities project with as-needed support by Public Works.
- Roof replacement scopes have been completed as of September 2020. Project Team has submitted all closeout documents to HCAI as of April 2022.
- Project is current in financial closeout.

**9. Electrical Core Phase 1 (Status – Early Design)**

- Perform a detailed electrical study of the existing electrical infrastructure, switchgear, and other equipment to develop a list of electrical scope/upgrade recommendations that will be reviewed and prioritized by ZSFG Facilities. GHD Engineering issued final report in September 2019.
- ZSFG Facilities are reviewing and providing comments on the basis of design (BOD) conceptual documents. ZSFG Facilities are working on a list of priority electrical scopes that are being requested to be completed as part of this Phase 1 scope. ZSFG Facilities are pivoting to another alternative approach to replace the existing switchgear equipment and, if successful, will substantially reduce project costs.

**10. Mechanical Core Phase 1 (Status – On-Hold)**

- Perform a detailed mechanical study of the existing mechanical infrastructure (i.e. ductwork), air handling equipment and fans, and other equipment to develop a list of mechanical scope/upgrade recommendations that will be reviewed and prioritized by ZSFG Facilities. GHD Engineering issued final report in September 2019.
- Due to funding uncertainties and other more important project priorities, ZSFG Facilities is considering deferring this project to the future.

**11. 4E Surge Space (Status – On-Hold)**

- Scope includes the demolition and build-out of Ward 4E to create office and staff support surge space that will be used for temporary hoteling workstations during the construction of various bond projects. Scope is very similar to 6H Surge Space Project.
- The Project was approved by HCAI on December 23, 2019. ZSFG Facilities has requested the project to be placed on-hold during the COVID-19 pandemic as the current vacated space has been reprogrammed as additional patient waiting room space in order to maintain social distancing.
- Project has been postponed by Client due to funding uncertainties and higher priorities of other projects in the Program.

**12. Family Health Center Relocation (Wards 5C, 5D, 5E) (Status – On Hold)**

- Scope of work is to relocate the current Family Health Center that currently resides on separate floors in Buildings 80/90 to Building 5, 5<sup>th</sup> Floor. As part of the relocation, additional exam rooms will be provided to align with the ZSFG clinical standard provider to patient ratios. The approximate area of renovation is 25,000 gross square feet (GSF).
- Public Works Bureau of Architecture (BOA) completed the 100% construction documents and submitted to HCAI on June 30, 2021 to initiate the plan review process. The project received HCAI plan approval on July 28, 2022.
  - Due to funding availability concerns, this project has been placed on-hold by ZSFG until other alternative funding sources and commitment can be identified.
  - This project is included as part of the Construction Management/General Contractor (CM/GC) Contract that will be utilized to deliver the construction of 8 core projects under this component.



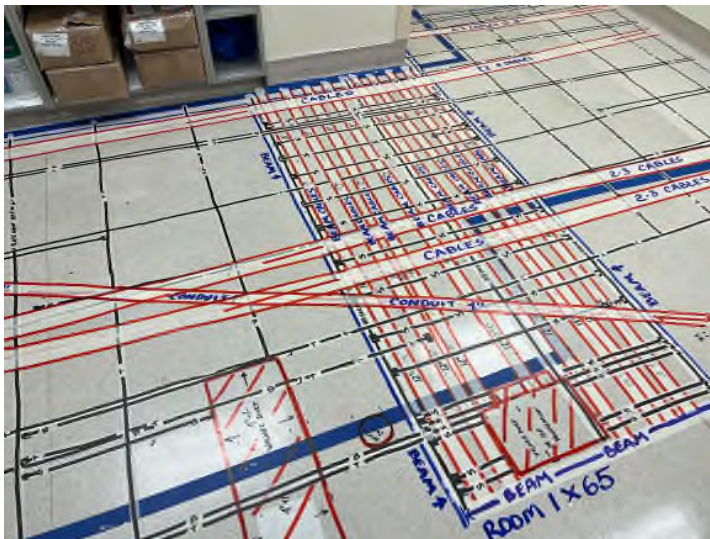
**13. Psychiatric Emergency Services Expansion (Ward 1E) (Status – Construction & Plan Review)**

- Scope of work is to relocate and expand the existing Psychiatric Emergency Services (PES) from the current Ward 1B to the former emergency department area in Ward 1E. The new PES will remain on the 1<sup>st</sup> Floor of Building 5. The total project area is approximately 8,500 GSF.
- As part of the enabling scope this project will include a new Radiology X-ray/Exam room including an accessible restroom renovation and an equipment replacement for an existing Radiology X-ray/Exam room.
- Project has been separated into four separately permitted OSHPD projects: (1) PES Early Demolition, (2) PES Renovation, (3) Radiology 1X65 Renovation and (4) Radiology 1X61 Equipment Replacement Project.
- The PES Early Demolition and PES Renovation projects are included as part of the Construction Management/General Contractor (CM/GC) Contract that will be utilized to deliver the construction of 8 core projects under this component. The Team is currently considering delivering the Radiology projects as stand-alone projects that are independent of the CM/GC Contract.
- Pre-construction coordination for the PES Renovation project is on-going with Pankow (CM/GC Contractor), including construction phasing and logistics planning, infection control work plan development, and cost estimating/validation.
- **Project Status**
  - **Early Demolition Project (PES-ED) (Status: Construction; NTP-November 15, 2021; Contractor-Pankow Builders):**
    - The main hazardous material abatement and demolition is nearing completing. New egress lighting and fire alarm devices will be installed as part of the project. The project is targeting to achieve substantial completion by January 2023.
  - **Main Renovation Project (PES) (Status: Plan Review; Contractor - Pankow Builders):**
    - Public Works Bureau of Architecture (BOA) completed the 100% construction documents and submitted to HCAI on December 23, 2021 to initiate the plan review process. HCAI plan review process is ongoing and is anticipated to take 9-12 months.
    - As part of the CM/GC pre-construction service efforts, the City and Pankow are developing the bidding strategy and bid package procurement schedule. Based on lessons learned from other projects, early bid packages may include scanning of existing floor to confirm the constructability of new wall layout to avoid conflicts with existing post-tensioned tendons and reinforcing steel and fire alarm and fire suppression systems that typically require the submittal of shop drawings for HCAI approval as a deferred approval package.
    - ZSFG has also leveraged \$11.4M from the 2020 Health and Recovery General Obligation Bond Program to supplement this project. This additional funding allows this project to proceed with the scope as currently designed.





- **Radiology Project (Status: Design):** BOA has started the Design Development phase of the project and is targeting HCAI plan review submittal for the 1X65 Renovation project by the end of 2022. The 1X61 Equipment Replacement project will be submitted after HCAI plan approval of 1X65.

**PES-ED Construction Progress Photos:****PES Ward 1E Demolition Progress Photos****Radiology Rooms 1X65 and 1X61  
Rebar and Post Tension (PT) Floor Scanning and Layout**

**14. Building 80/90 Specialty Services Relocation (Wards 4B & 4H) (Status – On-Hold)**

- Scope of work includes the relocation of existing various specialty clinic services (i.e. Rheumatology, Dermatology, Neurology, Neurosurgery, Hematology, Oncology) that currently reside in Building 80/90 to the 4<sup>th</sup> Floor of Building 5. The approximate area of renovation, Ward 4B and portion of 4H, is 10,000 GSF. ZSFG Facilities and SFGH Foundation are currently working on a capital campaign to secure additional funding for the renovation of Ward 4D (8,000 GSF) as a future phase or project.
- Public Works BOA completed the 100% construction documents in April 2021.
- Due to funding availability concerns, this project has been placed on-hold by ZSFG until other alternative funding sources and commitment can be identified. One option that ZSFG is currently pursuing is to identify funding opportunities through a capital funding campaign to leverage additional funding for the projects. Pre-construction activities with the CM/GC have also been placed on-hold until further notice.
- This project is included as part of the Construction Management/General Contractor (CM/GC) Contract that will be utilized to deliver the construction of 8 core projects under this component.

**15. Clinical Laboratory Automated Track Replacement Project (Status: Construction; NTP-November 29, 2021; Contractor-Pankow Builders)**

- Scope of work includes the installation of a new Automation Track, equipment, and associated support spaces for the Clinical Laboratory on the second floor of Building 5 in Ward 2M. Comprised of two phases, Phase One includes the enabling work and temporary relocation of the Hematology department from the future Automation Track room to another location in the Clinical Laboratory. Phase Two includes the installation of the Automation Track, equipment and associated support spaces. The Hematology department will then relocate back to the Automation Track room. The approximate area of renovation is approx. 3,500 GSF.
- This project is the latest new core project that is being added to the original 19 core projects portfolio. This project is partially funded by the 2016 PHS funding. Funding for this project consists of Capital Planning General funding for the new automated track replacement scope with additional funding from the 2016 PHS Bond Program. PHS funding have been allocated primarily for the construction scopes.
- This project is included as part of the Construction Management/General Contractor (CM/GC) Contract that will be utilized to deliver the construction of 8 core projects under this component.
- Based on the actual bid prices received as compared to the CM/GC and City's engineer's estimate, this project is experiencing extraordinary construction cost increases in the range of **35% higher** than the CM/GC's cost estimate, much of which are due to direct and indirect cost drivers related to the COVID-19 pandemic factors. These cost drivers include: (1) unprecedented material cost escalation; (2) construction market shifting to residential construction; (3) Inherent challenges working within Building 5; (4) COVID-19 Health Order Cost Impacts; and (5) Challenging Bid Environment



- **Project Status:**

- Renovation in the Hematology Areas 1 & 2 were completed and received HCAI approval to utilize this space on September 7, 2022. Clinical staff has relocated clinical laboratory equipment to this space and is currently working on equipment validation and commissioning. Hematology Area 3 is also completed but have not received HCAI approval.
- HCAI has approved the ACD that included the new accessibility scopes at the Men's restroom. Contractor is targeting to complete the work by early January 2023.
- Contractor has completed the hazardous material abatement in the Medical Records space.

- **Upcoming Schedule Milestones:**

- Contractor to proceed with overhead electrical fixture demolition and then followed by installation of new HVAC ductwork.

**Construction Progress Photos:****Hematology Areas 1 & 2****Medical Records****Men's Restroom**

**16. Mental Health Rehabilitation (Wards 7B and 7E) (Status - On-Hold)**

- DPH Leadership has informed Public Works that this project will be placed on-hold indefinitely due to ZSFG's decision to locate the additional behavior health beds in the Behavior Health Center instead of Building 5.

**17. Behavior Health Center (BHC) Hummingbird Expansion (Status – On-Hold)**

- The Behavior Health Center is not located within Building 5 but in another building on the ZSFG Campus. Scope of work includes creating additional behavior health beds for the Hummingbird Program by creating a by-pass circulation to separate the hummingbird program from the rest of the facility. This is a project that will be permitted by the local authority having jurisdiction (SF Department of Building Inspection).
- Public Works BOA completed the construction documents and received Department of Building Inspection (DBI) approval in September 2019.
- DPH Leadership has informed Public Works that this project will be placed on-hold indefinitely due to decision keep the adult residence facility (ARF) at its current location and to identify a different location to expand the Hummingbird Program.

**18. Wound and OASIS Services Relocation (Status – Possible Future Project)**

- This is a new project/scope identified by DPH. Scope includes design and buildout of a clinical space in Building 5 for the Wound and OASIS specialized services/ programs.
- Public Works will start the fit study/programming process once DPH identifies possible spaces to house these two programs
- If this project and budget is approved by ZSFG Leadership, this project will be added to the 19 core projects.

**19. Phlebotomy and Fine Needle Aspiration (FNA) Services Relocation (Status – Possible Future Project)**

- This is a new project/scope identified by DPH. Scope includes design and buildout of a clinical space in Building 5 for the Phlebotomy and Fine Needle Aspiration (FNA) specialized services/ programs.
- Public Works will start the fit study/programming process once DPH identifies possible spaces to house these two programs
- If this project and budget is approved by ZSFG Leadership, this project will be added to the 19 core projects.

**Deferred Project:****1. Tuberculosis Clinic**

- Relocate tuberculosis clinic from Building 90 to Building 5, 4<sup>th</sup> Floor.
- DPH has reviewed priority projects and has elected to defer this project to a future bond program.

## Community Health Centers (\$66.7 Million - Total)



Maxine Hall Health Center



Castro Mission Health Center

The Public Health and Safety Bond 2016 includes a total of \$66.7 million to improve neighborhood health centers across the City by creating space for the co-location and integration of primary care medical and mental health services, along with urgent care, substance abuse, dental, and social services. \$37.8 Million is dedicated to make renovations and build an addition to the Southeast Health Center which allows for integrated services and expanded capacity to serve more patients. Another \$28.8 million has been dedicated to improving other community health centers to expand programming to other high-demand neighborhood health centers that meet established criteria, incorporating an integrated wellness approach and including primary care, mental health, dental care, substance use disorder, and social services.

Further detail and status of each component/projects are discussed in the following sections.

### Community Health Center - Southeast Health Center (\$37.1 Million)

**Location:** 2401 Keith Street, San Francisco, CA 94124

**(District 10- Supervisor Walton)**



Existing SE Health Center

**Project Background:** The Southeast Health Center (SEHC) is located in the historically underserved Bayview-Hunter's Point neighborhood. Opened in 1979, the SEHC is a high-demand full-service health clinic that provides affordable, comprehensive, and quality health care, including dental,

optometry, and podiatry care, which is in general need of repair. More significantly, it is an outdated facility that is unable to adequately meet the increasing need for more integrated and holistic models of patient care.

**Project Status:**

**Phase 1 - Renovation (\$2.9 Million) (Status - Completed)**



**Dental Suite (Before)**



**Dental Suite (After)**



**Completed Lobby Area**

The dental suite and the lobby area were renovated to provide for a more efficient and modernized use of space, allowing for expanded patient capacity and enhanced patient experience. Project was completed in July 2017, and the dental clinic resumed services in August 2017. No addition work is anticipated for Phase 1 at this time.

**Phase 2 – Addition (\$34.2 million) (Status – Construction; NTP-May 18, 2020; Contractor-CLW Builders)**



**New SE Health Center renderings**

Following the renovation, the project's second phase includes the construction of a new 2-story, approximately 22,000 SF, addition built adjacent to the existing structure. The proposed addition will be constructed where a surface parking lot currently exists. This phase includes the removal of the existing portable building on City property and construction of a new surface parking lot.

The new addition will expand and fully integrate a family-oriented primary care model with



comprehensive behavioral health services tailored to meet the needs of Bayview's high at-risk populations. This model will ensure that every family served by the Southeast Health Community Center will have a shared care plan that outlines health and wellness broadly.

**Project Status/Schedule:**

- Ribbon Cutting Ceremony took place on July 14, 2022. Achieved building Substantial Completion on August 19, 2022. DPH staff occupied the building on July 23, 2022, and the building was open to patients on July 29, 2022.
- Contractor is currently focused on completing all post occupancy work, commissioning, punch list and closeout documents for the main building.
- Contractor completed Phase 3 (sitework and landscape improvements) in front of the existing Health Center on October 18, 2022. The project is tracking toward an overall project Final Completion by December 2022.
- **Upcoming Schedule Milestones:**
  - Building commissioning completion by the end of December 2022
  - Certificate of Final Completion by December 2022

**Construction Progress Photos:**

Ribbon Cutting Ceremony on 7/14/2022





Exterior Construction Photos



Interior Construction Photos

**Community Health Center – Other Community Health Centers  
(Various Locations) (\$29.5 Million)****Maxine Hall Health Center****Castro Mission Health Center**

**Project Background:** Funding for the other community health centers will provide the Department of Public Health with the ability to expand services and increase the access to the City's high-demand neighborhood health centers, similar to current planning and design efforts proposed for the Southeast Health Center. In the recent past, the Department of Public Health has made improvements to integrate primary care and mental health services at two of its ten health Centers. The first was at the Ocean Park Health Center in 2010 where mental health counseling rooms and support space was reconfigured. Improvements were also made at Sunset Mental Health in 2012, where examination rooms were added. Work for both projects included ADA improvements and building renewal work including new roofing and painting.

**Project Description:** There are specific criteria for the selection process to prioritize which health center(s) will receive improvements. High demand clinics with prior capital funding, such as Castro Mission Health Center and Maxine Hall Health Center were given highest priority as they were in early stages of programming and design can easily be configured to include integration work. The remaining clinics will be prioritized where the centers can best leverage and target at-risk individuals and families.

Clinic work scope consists of: (1) Additional counseling rooms; (2) Additional examination rooms; and (3) Upgraded labs and nursing stations. The integrated design approach provides for ancillary primary care services, including podiatry, nutrition, optometry, pharmacy, to be incorporated into health centers services that can be provided and create additional behavioral counseling rooms. The improvements would increase patient care flow within the health centers and provide for better eligibility and privacy during intake. Other benefits to upgraded health centers would include social service assistance, including access to food and housing, legal aid, and financial planning services; partnerships with street medicine providers for immediate access to care; and wellness services including nutrition counseling, cooking classes, parenting and other caregiver support.



**Project Status/Schedule:****1. Castro Mission Health Clinic (District 8 - Mandelman)  
(Status-Construction; NTP-January 11, 2021; Contractor-Build Group)**

- Scope includes the interior renovation to improve clinical workflow and added seismic retrofit scope to improve seismic performance.
- The DPH clinical services have been relocated to ZSFG Campus, Building 80, Ward 81 (former Urgent Care vacated space) as of July 3, 2019, which allowed the building to be vacated during construction.
- This project is funded by multiple fund sources: Federal Emergency Management Agency (FEMA) Hazard Mitigation Program grant that is administered by the California Office of Emergency Services (CalOES) and General Funds from the Mayor's Budget Office in response to the Global Climate Change Initiative to add air conditioning (cooling) scope into this project. The original FEMA approval amount was \$1.6 million. In April 2022, the project received FEMA approval of an additional \$434,166 of funding.
- **Project Status/Schedule:**
  - Ribbon Cutting Ceremony celebration held on September 15, 2022. Project achieved Substantial Completion on July 1, 2022. DPH staff moved into the building in August 20, 2022, and the building was open to the public in August 24, 2022.
  - The Contractor secured the Certification of Final Completion and Occupancy from SF Department of Building Inspection on November 7, 2022. The Project Final Completion is targeted for end of December 2022. Comp

**Computer rendering****Construction Progress Photos:****Ribbon Cutting Ceremony on 9/15/2022**



Interior Photos



Exterior Photos





## 2. Maxine Hall Health Clinic (District 5 – Supervisor Preston) (Status-Construction; NTP-July 3, 2019; Contractor-Build Group)

- Scope includes the interior renovation to improve clinical workflow and added seismic retrofit scope to improve seismic performance.
- In parallel to the seismic retrofit and renovation project scopes funded by the PHS bond program, the Mayor's Office of Disability is funding an accessibility improvement project at Maxine Hall HC. Scope includes the installation of a new elevator and restroom and ramp improvements. Construction for this project will be occurring concurrently with the larger project in order to impact the health center services and staff only once.
- DPH clinical services at Maxine Hall Health Center were relocated to the Ella Hill Hutch Community Center site for the duration of the construction on November 4, 2019. A second set of trailers that will be used by the Westside Clinic during construction have been installed in front of the Maxine Hall HC.
- Project Status
  - Project achieved Substantial Completion on October 7, 2021. Clinic moved in on October 15, 2021. Clinic started to see patients on October 20, 2021. Ribbon cutting ceremony occurred on November 10, 2021.
  - Phase 2 new scopes to address the cooling deficiencies discovered in the basement level/parking garage and implement additional cooling capacity to create a cooling center within the health center have been completed as of September 30, 2022. Contractor is completing minor punchlist and closeout items.



Maxine Hall rendering

### Construction Progress Photos:







New Mechanical Ductwork and Equipment

**3. Chinatown Public Health Clinic (Pre-Design Work Completed)**

- Completed preliminary seismic assessment (Phase 1) resulting in the assignment of a seismic hazard rating (SHR) of 4 (partial or total collapse).
- The Phase 2 seismic assessment (field investigation and non-destructive testing) and building material hazardous survey was completed in June 2018.
- The final seismic assessment report was issued in December 2018 re-affirming that the building seismic hazard rating (SHR) remains a "SHR-4".
- This project will be included in a future bond program.



Chinatown Public HC

**4. Energy Efficiency Projects – Joint Program with Public Utilities Commission (PUC) (Completed)**

- Jointly funded projects (50/50 split) at Silver Avenue Health Center, Maxine Hall Health Center, and Castro Mission Health Center to replace existing mechanical equipment and components and install new building management systems to improve overall energy efficiencies. Silver Avenue and Castro Mission HCs included new high efficiency boilers, water heaters, and new building management system. Maxine Hall HC included new building management system.
- The hazardous material abatement scopes have been completed at Silver Avenue and Castro Mission HCs. PUC Job Order Contracting Contractor has completed all energy efficiency scopes at both clinics.

## San Francisco Fire Department (\$58 Million Total)

### SF Fire Department Ambulance Deployment Facility (new Fire Station 49) (\$48.6 Million)

Located next to Fire Station 9 and approximately a mile northwest of the existing facility, the site of the new Ambulance Deployment Facility (new Fire Station 49) is ideal for ambulances to deploy quickly. This Project at 2241 Jerrold Ave. provides a new facility which meets current seismic standards for an essential services building, improves emergency response, and efficiency for ambulance deployment functions. The facility includes parking for ambulance and fleet; storage for ambulance supplies and re-stocking; lockers/ shower area; kitchen and dining area; conference and training rooms; and other administrative functions. The project includes emergency generator, on-site fueling, infrastructure for solar panels, and bicycle parking.



Constructed new Ambulance Deployment Facility  
(New SFFD Station 49)



Early rendering of the new Ambulance Deployment  
Facility

The past Ambulance Deployment Facility operated out of 1415 Evans Ave., in a facility that was insufficient for the Fire Department to best serve the public. Located in an overcrowded and outdated warehouse originally designed to be a temporary facility for the Fire Department's emergency services division, the former seismically deficient building only had space to restock one ambulance at a time, which could delay the turn-around time to return ambulances to service, thereby slowing response times. The former facility did not meet the emergency medical service needs of the Fire Department, given increases in demand for services and call volume. These factors limited the rate ambulances could be returned to duty which could affect response times.

#### Project Status/Schedule:

- SF Department of Building Inspection approved Final Certificate of Completion on June 24, 2021. SFFD Emergency Medical Services moved into the building on May 10, 2021 and have been 100% operating from the new SFFD Station 49.
- Contractor is targeting to complete all remaining punch list/warranty items and added recent change orders to improve weatherization and issue Final Completion by end of

November 2022.

- The Art Enrichment photographs were installed in December 2021. The Art Enrichment Fence panels will begin installation by end of November 2022.
- The project is on budget.

**Construction Progress Photos:**



**Front of New SFFD Station 49**



**View of backside of the new SFFD Station 49  
and upper garage deck.**



**Warehouse on 1<sup>st</sup> Floor**



**Ambulance Restock Area**



**Neighborhood Fire Station (\$9.4 Million)**

**Project Background:** Funding from the 2016 Public Health and Safety Bond will rehabilitate or upgrade fire stations to provide improved seismic safety and a healthy work environment for the firefighters. The selected stations have been determined according to their importance of delivering fire suppression and emergency medical services to the City and County of San Francisco. The proposed Public Health and Safety bond funded an additional \$9.4 Million for Neighborhood Fire Stations. The additional funding capacity will be applied toward the most beneficial and cost-effective neighborhood Fire Station capital projects.

**Project Description:****1. Seismic Hose Tower Removals at Fire Stations 6, 11, 12, 15, 21, and 38:****Scope:**

Seismic evaluations of the last (6) San Francisco Neighborhood Fire Stations (NFS) with remaining hose towers was completed by IDC structural in January 2017. All other hose towers were removed by previous bond programs to increase the seismic safety of the fire stations. The IDC structural seismic studies resulted in the identification of seismic deficiencies and the assignment of a Seismic Hazard Ratio (SHR) of “4”, corresponding to a partial or total collapse of the stations in the occurrence of a major seismic event. The removal of the (6) remaining hose towers will result in a reduced SHR of “3”, providing increased collapse prevention and increased life safety for the fire fighters and the adjacent neighborhood homes.

The hose towers were designed and constructed to provide a place to hang up hoses to drain and dry. Earlier leather or cotton hoses would deteriorate if not properly dried. Towers were equipped with pulleys, ropes and hanging hooks. The hose tower became a defining vertical feature of fire station design in the mid-century modern architectural style. Improvements to hose design in the 1950s with the introduction of new synthetic materials increased the strength and durability of



hoses, and new hose drying cabinets and racks replaced the need for the hose towers.

Due to the iconographic and historical importance of the towers, SF City Planning requested that one of the towers be reconstructed. FS 15, deemed to be the most visible, located at the corner of Ocean Avenue and Phelan Avenue, was selected to be rebuilt with stucco over light steel framing, in the exact dimensions, stucco finish, and configuration as the original tower. Fire Station 15 is also located in a non-liquefaction zone, and has one of the larger tower footprints, allowing for the installation of formwork.

Fire Station 15 will bid separately due to the additional design time required and longer DBI review duration.

In addition to hose tower removal, the scope of work at FS 11, 12, and 21 included roof replacement and mechanical equipment replacement, as well as exterior envelope painting at FS 11.

#### Project Status/Schedule:

- **FS #6, 11, 12, 21, & 38 Hose Tower Removal and Roof Replacement (Status – Completed):** On May 26, 2021, a Certificate of Final Completion was issued. Project is complete.
- **FS #15 Hose Tower Removal and Tower Replacement (Status – Bidding in mid-2023):** DBI issued a permit for the hose tower removal and rebuild in late December 2019. An Invitation to Bid is anticipated in mid-2023 with construction anticipated to start in late 2023.



## 2. Additional Generator(s) (Locations – See Below)

In June 2017, the San Francisco Fire Department requested additional generators be added to the portfolio of projects. Project Management was provided with a priority list of Fire Stations from SFFD for generator replacements, and GHD, As Needed consulting electrical engineers, provided condition assessments of the existing generators to confirm that they were past their useful life.

#### Project Status/Schedule:

##### Fire Station 37 & 44 Generator Replacement Projects:

- FS 37 & 44 Generator Replacements Bid Package was bid on August 3, 2022. BBJ Electric was the sole bidder and submitted a bid in the amount of \$1,620,324.



- Because the sole bid was deemed to be non-responsive by the Contract Monitoring Division (CMD), Public Works is seeking Public Works Commission approval to “Request to Negotiate” with the sole bidder. This item has been scheduled for review at the December 2, 2022 Commission Meeting.
- Construction Notice-to-Proceed is anticipated for 1<sup>st</sup> Q, 2023

**Fire Station 18 Generator Replacement Project:**

Following the bid results for FS 15 Seismic Hose Tower Removal, which was deemed by the SFFD to be of a higher priority life-safety priority, FS 18 will be the very last project to bid under PHS 2016, if there are sufficient available funding.

## Department of Homelessness and Supportive Housing (\$20 Million Total)



440 Turk Street

525 5<sup>th</sup> Street

1001 Polk Street

### Homeless Service Sites Program and Administrative Offices (\$19.9 Million)

**Project Background:** The Department of Homelessness and Supportive Housing (HSH) was launched July 2016 to combine key homeless serving programs and contracts from various City Departments, such as Department of Public Health (DPH), the Human Services Agency (HSA), the Mayor's Office of Housing and Community Development (MOHCD), and the Department of Children Youth and Their Families (DCYF). The consolidated department's singular focus is on preventing and ending homelessness for people in San Francisco. The project focuses on the construction, acquisition and improvements of City-owned homeless shelters and services sites, as well as expansion sites. The renovation of 440 Turk Street will provide a centralized location to house HSH operations, improving efficiencies amongst the different programs and contracts in serving the population of people facing homelessness in San Francisco. Renovations to three existing homeless shelter sites will provide existing City-owned shelter facilities with repairs and improvements necessary for maintaining the City's current shelter network. The 1064-68 Mission project would provide up to 10,000 square feet of space to permanently relocate the San Francisco Homeless Outreach Team (SF HOT) from its existing space at 101 Grove Street due to seismic conditions. The Mission Street project is part of a larger commercial parcel to be owned by the City which would also include the Tom Waddell Urgent Care Clinic, Street Medicine and Dental Clinic. HSH is working on this effort in partnership with the Department of Public Health (DPH) and the Mayor's Office of Housing and Community Development (MOHCD).

**Project Description:** Renovation of 440 Turk Street will include centralized administrative offices for HSH and a client access point where people experiencing homelessness can get connected to the City's Homelessness Response System.

The two City-owned shelters at 1001 Polk and 525 5th Street are the largest shelters in the adult shelter system and between them represent 57 percent of the current capacity of the City's emergency shelter system. Adult shelters provide safety, shelter, and food to adults experiencing homelessness in San Francisco and facilitate connections to medical, mental health and substance abuse services, income maintenance, disability benefits, employment and housing programs. The family shelter at 260 Golden Gate Avenue offers up to six months of shelter while providing comprehensive support services that includes parenting skills groups, employment and housing workshops, housing search and placement assistance, and budget counseling. The shelter renovation project funding will provide needed health and safety system repairs and other improvements to keep the City's emergency shelters fully functional.

Funding will also be used to build out 1064-68 Mission to create a centralized deployment facility for SF HOT to improve the coordination and delivery of services to chronically homeless persons living on the street. SF HOT employs comprehensive wrap-around services to meet client needs. It promotes harm reduction and strength-based recovery philosophies through its daily functioning and utilizes acuity-based, data-driven, and outcome-oriented processes to meet goals. SFHOT also assesses medical and behavioral crises and refers clients to emergency care.

By funding the requested capital improvements, the City will be able to correct both existing and potential public health and safety deficiencies.

**Project Scopes:**

The 440 Turk project scope includes the purchase of the property and the design and construction services necessary for the successful delivery of the renovation of approximately 25,000 square feet of existing office space into administrative offices and a client access point for HSH.

The 1064-68 Mission project scope would include capital costs related to build out up to 10,000 square feet of office/services space for SF HOT.

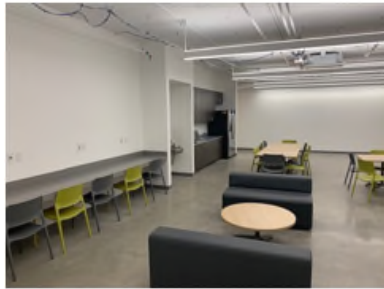
The City-owned shelter rehabilitations would include structural evaluation, facilities conditions assessments, and prioritization exercise to review and identify required scope across three properties which could include:

- Seismic upgrades
- Replacement of sanitation and plumbing systems
- Modernization of life safety systems (fire alarms, carbon monoxide detector, etc.)
- ADA and security related upgrades to increase staff, client health, and safety
- Kitchen repairs to improve cleanliness and increase volume of clients served
- HVAC work to improve environmental air quality
- Electrical systems and emergency power upgrades to meet Title 24
- Roof Repairs



**Project Status****1. 440 Turk Street (Administrative Office and Client Access Point) (Status - Completed)**

Renovation has been completed with substantial completion date achieved on July 31, 2019 and Final Completion in September 2019.



Access Point lounge



Main Entrance



Employee work stations



Mosaic art work for the Access point

- 2. 1064-68 Mission Street:** Episcopal Community Services of San Francisco (ECS) and Mercy Housing are co-developing San Francisco's largest permanent supportive housing development for formerly homeless people. The two-building development, to be built near 7th and Mission, will provide permanent supportive housing for up to 256 households experiencing chronic homelessness, with 103 of these new units designated for formerly homeless seniors, age 62 or older. This project also includes the Department of Public Health's Tom Waddell Urgent Care Clinic, including dental services and a specialized Street Medicine program, and the Department of Homelessness and Supportive Housing's San Francisco Homeless Outreach Team (SF HOT).

This Project is being managed directly by the HSH Project Team with minimal support by Public Works.

- **Project Status/Schedule:**

- Construction Start – March 2020.
- Project received temporary certificate of occupancy (TCO) on August 26, 2022 and began operations on September 30, 2022. Project is in closeout.

**Construction Progress Photos:**

**3. City-Owned Shelters (1001 Polk St/Next Door, 260 Golden Gate Ave/Hamilton Family Shelter, & 525 5<sup>th</sup> St/MSO South):** The structural assessment of the portfolio was completed at the end of September 2018. The final Needs Assessment Report, which consolidated the architectural and structural assessments and the categorization of required/recommended systems repairs, improvements, repairs based on severity of the issues, was released at the end of October 2018. Presentations by both the Architectural team and Structural Engineers were made to HSH in November 2018.

Based on the Needs Assessment Report, the following scopes of work have been prioritized by HSH:

- **Project Status and Schedule:**
  - **260 Golden Gate (Hamilton Family Shelter) (Status - Completed)**

The scope was modifications to the fire sprinkler heads at the stairway and elevator improvements. MIK completed construction on November 25, 2020.
  - **1001 Polk St - HVAC Upgrades & Structural Repair Project (Next Door Shelter) (Status – Design/Plan Review)**
    - HSH, Public Works, and Dilworth Elliot (Consultant) met in March 2020 to review the scope priority list provided by HSH. Due to COVID-19, the projects were temporarily placed on-hold until July 2020.
    - Capital Planning Committee recently approved \$2 million additional funding under the Critical Repairs Program from General Funds to supplement the PHS 2016 funding allocation.
    - The scope of work for the Polk Street Shelter includes HVAC upgrades, structural repairs at the basement vault ceiling at Polk, Geary and Cedar, and waterproofing repairs. The design team, through initial inspections by the waterproofing consultant and the structural engineer, developed a full scope of work in alignment with the client's needs and the budget parameters.
    - Design Development completed in mid-April 2022. Construction Documents were completed in September 2022. Drawing package was submitted to Department of Building Inspection (DBI) to initiate the plan review at the end of October 2022. The scopes under DBI jurisdiction was approved in November 2022 with the sidewalk improvement scope review to be completed by January 2023.
  - **525 5<sup>th</sup> St. (MSC South Shelter) (Status - Design)**
    - Capital Planning Committee (CPC) recently approved \$8.5 million additional funding under the Critical Repairs Program from General Funds to supplement the PHS 2016 funding allocation.
    - With the additional CPC funding, the current scope of work includes remodeling and upgrades to all restrooms and showers, new storage in the Day Room, and kitchen replacement.
    - 90% Construction Documents were completed in June 2022. Final constructability, accessibility review, cost estimating/validation and quality assurance/quality control (QA/QC) is underway, with a submittal to DBI for review and permit expected in January 2023.

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## BUDGET, FUNDING, & EXPENDITURES

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### Budget

The Public Health and Safety 2016 (PHS 2016) Bond Program consists of six components: (1) Zuckerberg SF General (ZSFG) Building 5; (2) Southeast Health Center Renovation and Expansion; (3) Community Health Centers; (4) Ambulance Deployment Facility (ADF); (5) Neighborhood Fire Stations (NFS); and (6) Homeless Service Sites with a combined bond budget of \$350,000,000 (see Table A). All components are being managed by SF Public Works, except for specific individual projects within the HSH component that is being managed directly by HSH.

With approval from the SF Fire Department, Public Works revised budgets for the ADF and the NFS components. The ADF budget was increased by \$5,100,000 (from \$43,500,000 to \$48,600,000) because the forecasted project costs to deliver the ADF project are higher than the original budget. The drivers for the forecasted increase in cost include the following: poor soil conditions on the purchased land parcel, international construction market conditions and the local bidding environment. The NFS budget was reduced by \$5,100,000 (from \$14,500,000 to \$9,400,000) to maintain the same bond component budget of \$57,090,000 for the SF Fire Department (*Refer to rows 4 and 5 in **Table A - Budget Revision** (next page)*). ADF is currently tracking a balance over \$2.5M which will help fund the various projects under the NFS component.

With approval from Department of Public Health, Public Works revised budgets for the ZSFG, Community Health Center (CHC), and Southeast Health Center (SEHC) components. The ZSFG component budget was decreased by approximately \$15.3M (from \$222M to \$203.4M), which has been re-allocated to the CHC and SEHC components by \$8.8M and \$7.8M, respectively; the overall PHS budget of \$272,000,000 for the Department of Public Health remains unchanged. The CHC and SEHC component budget increases were driven by increased project costs to deliver the CHC and SEHC projects. The cost drivers for the increased costs include the following: (1) added scopes due to the need to seismically retrofit the Castro Mission Health Center and Maxine Hall Health Center due to poor seismic performance, (2) costs to create a temporary clinic to maintain clinical services during construction; and (3) unforeseen conditions during construction. (*Refer to rows 1, 2, 3 in **Table A***).



Table A - Budget Revisions \*

	Public Health and Safety Components/Projects	Bond Authorization	Bond Budget	Budget Reallocation	Revised Bond Budget
1	Zuckerberg San Francisco General (ZSFG) Building 5 Improvement Projects	\$222,000,000	\$218,723,000	(\$15,286,544)	\$203,436,456
2	Department of Public Health (DPH) Southeast Health Center Renovation & Expansion	\$30,000,000	\$29,700,000	\$7,067,673	\$36,767,673
3	Department of Public Health (DPH) Other Community Centers Improvement Program	\$20,000,000	\$19,800,000	\$9,467,598	\$29,267,598
4	San Francisco Fire Department (SFFD) – Ambulance Deployment Facility	\$43,500,000	\$42,800,000	\$5,080,049	\$47,880,049
5	San Francisco Fire Department (SFFD) – Neighborhood Fire Stations	\$14,500,000	\$14,290,000	(\$5,101,991)	\$9,188,009
6	Department of Homelessness and Supportive Housing	\$20,000,000	\$19,700,000	\$0	\$19,700,000
	Oversight, Accountability, Cost of Issuance, and Underwriter's Discount	\$0	\$4,987,000	(\$1,226,785)	\$3,760,216
	<b>Total</b>	<b>\$350,000,000</b>	<b>\$350,000,000</b>	<b>\$0</b>	<b>\$350,000,000</b>

## NOTE:

- The total revised budget of \$350M is rounded and is an estimate.
- The budget associated with oversight, accountability, cost of issuance, and underwriter's discounts have been revised based on actual costs with the completion of the 3<sup>rd</sup> and final bond sale.

**Funding**

As of this report, the PHS 2016 Bond Program is fully funded after the successful execution of the three bonds sales. The Program has received all authorized proceeds totaling \$348,555,656 and Underwriter's discount is a total of \$1,444,344, totaling \$350,000,000.

The first bond sale amount of \$172,366,928 was appropriated in February 2017. The second bond sale amount of \$49,697,232 was appropriated in June 2018, fully funding the Ambulance Deployment Facility Project and Homeless Service Site components. The third bond sale amount was \$126,491,496, fully funding the ZSFG Building 5, Community Health Centers, Southeast Health Centers, and Neighborhood Fire Station components. A total amount of \$1,444,344 Underwriter's Discount, totaling all bond proceeds to the authorize amount of \$350,000,000.

Any savings related to the cost of issuance, which will be determined prior to bond issuance, will be proportionately distributed to each component.

The following table, *Table B – General Obligation Bond Funding and Third Bond Sale Request*, shows the allocation of proceeds of each bond sale.

*Table B – General Obligation Bond Funding and all Bond Sale Request*

	Public Health and Safety Components/Projects	Bond Authorization	Original Bond Budget	Revised Bond Budget	1st Bond Sale	2 <sup>nd</sup> Bond Sale	3 <sup>rd</sup> Bond Sale
1	Zuckerberg San Francisco General (ZSFG) Building 5 Improvement Projects	\$222,000,000	\$218,723,000	\$203,436,456	\$95,755,942	\$0	107,680,514
2	Department of Public Health (DPH) Southeast Health Center Renovation & Expansion	\$30,000,000	\$29,700,000	\$36,767,673	\$32,868,048	\$0	\$3,899,626
3	Department of Public Health (DPH) Other Community Centers Improvement Program	\$20,000,000	\$19,800,000	\$29,267,598	\$17,857,306	\$0	\$11,410,291
4	San Francisco Fire Department (SFFD) – Ambulance Deployment Facility)	\$43,500,000	\$42,800,000	\$47,880,049	\$13,270,000	\$34,610,049	\$0
5	San Francisco Fire Department (SFFD) – Neighborhood Fire Stations	\$14,500,000	\$14,290,000	\$9,188,009	\$6,650,000	\$0	\$2,538,009
6	Department of Homelessness and Supportive Housing	\$20,000,000	\$19,700,000	\$19,700,000	\$4,850,000	\$14,850,000	\$0
	* Oversight, Accountability, and Cost of Issuance	\$0	\$4,987,000	\$2,315,872	\$1,115,632	\$237,183	\$963,057
	** Underwriter's Discount	\$0	\$0	\$1,444,344	\$753,072	\$257,768	\$433,504
	Total Principal Amount	\$350,000,000	\$350,000,000	\$350,000,000	\$173,120,000	\$49,955,000	\$126,925,000

Note: Based on the Final Official Statement – the principal amount of the 1<sup>st</sup> Bond Sale is \$173,120,000, the 2<sup>nd</sup> Bond Sale is \$49,955,000, and 3<sup>rd</sup> Bond Sale is \$126,925,000.

## Expenditures

As of September 30, 2022, the expenditures total is \$239,208,6632, and the encumbrances are \$71,591,175, representing 89% of the appropriation and 89% of the budget, respectively.

The following table summarized budget, appropriation, encumbrances, and expenditures by component:

*Table C: Budget, Expenditure, and Encumbrance Summary by Component*

Components/Projects	Program Budget	Revised Budget	GENERAL OBLIGATION BONDS				% Expenditure & Encumbrance/ Appropriation	% Expenditure & Encumbrance/ Program Budget
			Appropriation	Expenditures	Encumbrance	Balance		
Zuckerberg San Francisco General (ZSFG) Building 5 Improvement Projects	222,000,000	203,436,456	203,436,456	109,379,442	69,382,013	24,675,001	88%	88%
Department of Public Health (DPH) Southeast Health Center Renovation & Expansion	30,000,000	36,767,673	36,767,673	35,125,574	183,584	1,458,515	96%	96%
Department of Public Health (DPH) Other Community Centers Improvement Program	20,000,000	29,267,598	29,267,598	27,110,840	1,165,894	990,865	97%	97%
San Francisco Fire Department (SFFD) Projects - Ambulance Deployment Facility	43,500,000	47,880,049	47,880,049	44,393,099	120,879	3,366,071	93%	93%
San Francisco Fire Department (SFFD) Projects - Neighborhood Fire Stations	14,500,000	9,188,009	9,188,009	6,060,865	31,078	3,096,066	66%	66%
Department of Homelessness and Supportive Housing	20,000,000	19,700,000	19,700,000	14,202,471	707,728	4,789,800	76%	76%
Oversight, Accountability, and Cost of Issuance (COI)	-	2,315,872	2,315,872	1,492,029	-	823,843	64%	64%
Underwriter's Discount	-	1,444,344	1,444,344	1,444,344	-	-	100%	100%
<b>TOTAL</b>	<b>350,000,000</b>	<b>350,000,000</b>	<b>350,000,000</b>	<b>239,208,663</b>	<b>71,591,175</b>	<b>39,200,162</b>	<b>89%</b>	<b>89%</b>

NOTE:

- The \$350M total amount of all bond sale supplemental appropriation.
- Attachment 1 (below) - summarizes the budget summary for all projects within each PHS Bond

## ATTACHMENT 1: ESTIMATED BUDGET SUMMARY

As of September 30, 2022

2016 PUBLIC HEALTH AND SAFETY (PHS) BOND PROGRAM BUDGET SUMMARY		as of September 30, 2022			
Projects #		Program Budget	Expenditures	Encumbrances	Balance
<b>1. ZUCKERBERG SAN FRANCISCO GENERAL (ZSFG) BUILDING 5 IMPROVEMENT PROJECTS</b>		<b>205,352,071</b>	<b>111,086,078</b>	<b>69,382,013</b>	<b>24,883,980</b>
1.1	Clinical Improvements	14			
	Project Controls	132,105,408	81,138,880	39,805,711	11,160,817
	Construction	60,216,572	53,344,928	3,745,185	3,126,459
		71,888,836	27,793,952	36,060,526	8,034,358
1.2	Seismic Improvements	1			
	Project Controls	39,687,819	18,970,385	20,315,265	402,169
	Construction	15,000,000	13,063,421	1,113,728	822,852
		24,687,819	5,906,964	19,201,537	(420,682)
1.3	IT Improvements	1			
	Project Controls	13,096,466	4,689,839.91	5,065,022.38	3,341,604
	Construction	4,331,466	3,467,495	653,953	210,018
		8,765,000	1,222,345	4,411,069	3,131,586
1.4	Infrastructure Improvements	4			
	Project Controls	15,708,300	4,580,337	4,196,015	6,931,949
	Construction	4,248,300	1,407,194	96,093	2,745,013
		11,460,000	3,173,142	4,099,922	4,186,936
1.5	Program Contingency	2,838,463	-	-	2,838,463
1.6	Finance Cost & Underwriter's Discount *	1,915,615	1,706,636	-	208,979
<b>2. DEPARTMENT OF PUBLIC HEALTH (DPH) SOUTHEAST HEALTH CENTER RENOVATION &amp; EXPANSION</b>		<b>37,177,504</b>	<b>35,460,225</b>	<b>183,584</b>	<b>1,533,695</b>
2.1	Southeast Health Center Renovation (Phase 1)	1			
	Project Controls	2,928,713	2,884,882	-	43,831
	Construction	2,114,417	2,070,586	-	43,831
		814,296	814,296	-	-
2.2	Southeast Health Center Expansion (Phase 2)	1			
	Project Controls	33,040,763	32,240,692	183,584	616,486
	Construction	11,430,491	10,700,815	183,584	546,091
		21,610,272	21,539,877	-	70,395
2.3	Program Contingency	798,198	-	-	798,198
2.4	Finance Cost & Underwriter's Discount *	409,831	334,651	-	75,180
<b>3. DEPARTMENT OF PUBLIC HEALTH (DPH) OTHER COMMUNITY CENTERS IMPROVEMENT PROGRAM</b>		<b>29,581,615</b>	<b>27,363,239</b>	<b>1,165,894</b>	<b>1,052,482</b>
3.1	Castro Mission Health Center	1			
	Project Controls	10,518,961	9,911,888	466,002	141,071
	Construction	4,478,732	4,370,049	153,160	(44,477)
		6,040,230	5,541,839	312,843	185,548
3.2	Maxine Hall Health Center	1			
	Project Controls	17,517,151	16,432,073	699,431	385,647
	Construction	6,383,805	6,153,722	49,820	180,264
		11,133,346	10,278,351	649,611	205,383
3.3	Seismic Improvements	4			
	Project Controls	405,041	393,656	0	11,386
	Construction	405,041	393,656	0	11,386
		-	-	-	-
3.4	Infrastructure Improvements	5			
	Project Controls	373,683	373,223	460	0
	Construction	105,528	105,068	460	0
		268,155	268,155	-	-
3.5	Program Contingency	452,761	-	-	452,761
3.6	Finance Cost & Underwriter's Discount *	314,017	252,400	-	61,617



<b>4. SAN FRANCISCO FIRE DEPARTMENT (SFFD) PROJECTS - AMBULANCE DEPLOYMENT FACILITY</b>		<b>48,600,000</b>	<b>44,791,626</b>	<b>120,879</b>	<b>3,687,495</b>
4.1	SFFD Ambulance Deployment Facility (ADF)	1	46,580,388	44,393,099	120,879
	Project Controls		12,253,388	11,174,826	957,683
	Construction		34,327,000	33,218,273	1,108,727
4.2	Program Contingency		1,299,661	-	1,299,661
4.3	Finance Cost & Underwriter's Discount *		719,951	398,527	321,424
<b>5. SAN FRANCISCO FIRE DEPARTMENT (SFFD) PROJECTS - NEIGHBORHOOD FIRE STATIONS</b>			<b>9,288,811</b>	<b>6,141,859</b>	<b>31,078</b>
5.1	SFFD Neighborhood Fire Stations (NFS) - Structu	1	-	-	-
	Project Controls		-	-	-
	Construction		-	-	-
5.2	SFFD Neighborhood Fire Stations (NFS) - Hose Tr	1	5,751,374	5,005,615	23,786
	Project Controls		1,884,816	1,539,901	321,129
	Construction		3,866,558	3,465,714	400,844
5.3	SFFD Neighborhood Fire Stations (NFS) - Emerge	1	2,408,997	438,888.92	-
	Project Controls		807,311	438,889	368,422
	Construction		1,601,686	-	1,601,686
5.4	Program Contingency		1,027,639	616,361	7,292
5.5	Finance Cost & Underwriter's Discount *		100,802	80,994	19,807
<b>6. DEPARTMENT OF HOMELESSNESS AND SUPPORTIVE HOUSING</b>			<b>20,000,000</b>	<b>14,365,636</b>	<b>707,728</b>
6.1	440 Turk Street Homeless Service Site	1	7,075,000	7,075,000	-
	Project Controls		248,584	638,242	(389,657)
	Construction		6,826,416	6,436,758	389,657
6.2	525 5th Street Homeless Service Site (MSC South	1	2,508,333	1,096,671	325,999
	Project Controls		1,700,648	1,096,671	277,978
	Construction		807,685	-	807,685
6.3	260 Golden Gate Homeless Service Site (Hamilton	1	2,508,333	294,068.99	13,778.61
	Project Controls		758,149	235,258	13,779
	Construction		1,750,184	58,811	1,691,373
6.4	1001 Polk Street Homeless Service Site (Next Door	1	2,508,333	724,254	301,196
	Project Controls		1,235,675	724,254	210,225
	Construction		1,272,658	-	1,272,658
6.5	1064-1068 Mission Street Homeless Service Site	1	5,000,000	4,933,245	66,755
	Project Controls		10,000	-	10,000
	Construction		4,990,000	4,933,245	56,755
6.6	Program Contingency		100,000	79,232	-
6.7	Finance Cost & Underwriter's Discount *		300,000	163,165	136,835
<b>TOTALS</b>			<b>350,000,000</b>	<b>239,208,663</b>	<b>71,591,175</b>

## NOTE:

- Attachment reflects proration of the Oversight, Accountability, and Cost of Issuance (COI) and Underwriter's Discount
- For Southeast Health Center and Castro Mission Health Center, DPH has successfully leveraged other non-bond fund commitments/sources that fully funds the projects (OCII, Mental Health, PUC, CalOES, etc.) that are currently not showing in the expenditures above.

## ATTACHMENT 2: CONTACT INFORMATION

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